

2/28/2006

Land & Facilities Committee
February 21, 2006

1. Recommendation regarding variance request to Waterfront Overlay Zone Requirements for Crescent Machinery Site. The applicant requested variances from the 80-foot primary and 180-foot secondary setbacks. Neighbors opposed the variance from the primary setback and supported the variance from the secondary setback. Project would have an average setback of 24 feet from the centerline of East Bouldin Creek. Watershed Protection noted that the project's stormwater controls would provide a constructive setback equivalent to 50 feet.

The L&F Committee voted 3-1-1 in support of the requested variances and recommended that the Council amend the Waterfront Overlay ordinance to remove the secondary setback from East Bouldin Creek.

2. Recommendation regarding concerns about dogs causing GCW habitat destruction at Turkey Creek Nature Trail. A task force of stakeholders will be formed to evaluate alternative solutions and to identify resources for implementation. Staff will report in March on the membership of the task force and its 6-month workplan.

3. Recommendation regarding use agreement for W/W lines in Onion Creek Park. These lines would support the new Goodnight Ranch PUD south of the park. L&F voted 4-0 in favor.

4. Recommendation regarding use agreement for electric transmission lines in Yett Creek Park. Staff will work with Austin Energy staff to see about getting access to the park from Riata Circle. L&F voted 4-0 in favor.

closest 12'

CRESCENT MACHINERY
Summary of Site Constraints and Project Design

Revised Variance Request:

average 24'

1. Variance to Section 25-2-742 (B)(2) to reduce the primary setback line of 80-feet from the East Bouldin Creek centerline to a variable setback with an average of 24-feet from the East Bouldin Creek centerline (as depicted on the attached drawings); and
2. Variance to Section 25-7-742 (C)(2) to reduce the secondary setback line of 130-feet from the primary setback line parallel to the East Bouldin Creek centerline to 0-feet from the primary setback line parallel to the East Bouldin Creek centerline

Summary

Per the requirements of 25-2-713:

(A)(1): The proposed project and variances are consistent with the goals and policies of the Town Lake Corridor Study with regard to environmental protection, aesthetic enhancement and traffic as detailed above.

(A)(2): The proposed variance to an average setback of 24 feet is the minimum variance required by the peculiarities of the tract. Further, the proposed design results in a 50-foot average open space Critical Water Quality Zone (CWQZ) setback from Bouldin Creek.

29' Bldg. Setback

Directors record in reference to:
- Consistent w/ park design guidelines
- Hist/arch/cultural resources

UNIQUE CIRCUMSTANCES OF SITE CONSTRAINTS

230'
↓
200' Depth

Depth of Site and Setbacks

1. The site is approximately 230-feet in depth from the right-of-way of Riverside Drive to the top of the bank of East Bouldin Creek. The Waterfront Overlay setbacks affect 210-feet of the site as East Bouldin Creek bends inward to the site (see attached aerial exhibit);
2. CS Zoning setback from Riverside Drive is 10-feet;
3. As a result of the foregoing setbacks, the site is undevelopable without a variance. As such, the existing undesirable industrial use would remain without a setback variance.

Parking and Screening

1. Surface Parking vs Structure Parking
 - a) Surface parking is to be placed along roadways if practical (Waterfront Overlay Section 25-2-721(D)(1)). The idea being that there should not be surface parking against the waterway;

- b) We are unable to create a larger set back for the parking garage from East Bouldin Creek because the standard parking garage dimensions require 120-foot width to allow for parking spaces and drive aisles. With a site depth of approximately 230-feet and adherence to the 80-foot primary setback, approximately 150-feet of width is left for the garage and building buffers. 150-feet of area does not allow for a 120-foot standard garage and two 40-foot depth residential buildings to buffer the garage from views of East Bouldin Creek and from Riverside Drive;
 - c) Below grade parking cannot be achieved due to the constraints of the water table level in this location;
 - d) Surface parking along Riverside Drive does not conform to the pending Commercial Design Standards, which seek to promote a more vibrant streetscape with placement of parking behind building fronts. Without the requested variance, we will not be able to include a parking garage that is designed to meet the proposed design standards, while buffering the creek. Our goal is to achieve compliance with the proposed Commercial Design Standards.
2. Screening of Parking
- a) Surface and structured parking must be screened from views of East Bouldin Creek (Waterfront Overlay Section 25-2-721(D)(1) and (2);
 - b) Surface parking, even with screening, would not be aesthetically pleasing to be placed along East Bouldin Creek;
 - c) The proposed parking structure is nearly encapsulated within the project, thus screened from the view of Riverside Drive and East Bouldin Creek.

SITE ENHANCEMENTS

Brownfield Redevelopment

1. The site is currently 96% impervious cover. Redevelopment of the site results in 70%;
2. The site is, and has historically been, an industrial property with no water quality treatment (see attached photos);
3. The site has underground oil sludge pits and groundwater contamination associated with a leaky underground gas tank;
4. Although the developer is voluntarily participating in the TCEQ's program for redevelopment, the site has a closure letter from TCEQ, which exempts the site from remediation if existing non-residential uses are continued;
5. As no public funding is requested for remediation, the developer is not participating in the City's Austin Brownfield Redevelopment Program. However, the department has reviewed the environmental reports on the site and indicated that the site would qualify as a brownfield and is supportive of any voluntary cleanup efforts. As such, the developer is satisfying the program requirements.

Critical Water Quality Zone Setback

1. The redevelopment project is not subject to the 50-foot CWQZ setback;
2. The project provides for a variable 50-foot setback, which allows for blocks of open space that exceed the standard 50-foot setback and results in additional open space;
3. Mike Lyday of WPDR supports the average 50-foot setback, which has been applied to several other projects in the City (see attached letter);
4. Within the average 50-foot of open space and landscaping areas, innovative rain water gardening techniques will be incorporated, which provide for effective and aesthetic

water quality filtration elements such as terraces, percolation beds and seep enhancing filters (see attached landscape plan and section details).

Water Quality and Rainwater Collection

1. The site is currently an industrial site that has no water quality system;
2. Current regulations only require a standard sedimentation/filtration pond or a partial fee in lieu. The proposed design includes an innovative reirrigation system that incorporates rainwater harvesting from the roof and rainwater gardens throughout the site;
3. Runoff from the roof will be captured in a 50,000-gallon retention basin under the parking garage, which holds water in a storm event and filters out as irrigation to the landscape. An additional 20,000-gallon retention basin will collect overflow and allow for additional storage during dry conditions.
4. Runoff from the site will be collected and filtered through aesthetically landscaped infiltration trenches and rain gardens, which allows the water to percolate slowly and naturally to East Bouldin Creek. Pipes obscured from view will filter the water in a more natural manner through the limestone and native vegetation terrace stabilizing East Bouldin Creek. The proposed project will be the first in Austin to incorporate this innovative water quality system (see attached landscape plan and section details);
5. The project will also incorporate an Integrated Pest Management Plan;
6. The planned water quality filtration elements provide for superior water quality to East Bouldin Creek than the level of water quality that a standard sed/fill pond and an undisturbed 80-foot setback would provide;

Rehabilitation of East Bouldin Creek

1. Rehabilitation and stabilization of East Bouldin Creek will be accomplished by reconstruction of the streambed with a more natural setting including six foot weathered limestone boulders, vegetative soil lifts and native vegetation creating a more suitable and aesthetically pleasing creek than what currently exists (see attached photos and creek section exhibit);
2. As noted above, the proposed water quality filtration system will pipe water through the limestone and native vegetation, which creates a more natural setting.

Landscaping and Streetscape

1. The project includes an improved streetscape along Riverside Drive with incorporation of decorative paving, planting beds, trees, benches, lighting and wide sidewalks (see attached streetscape plan);
2. The project developer is seeking cooperation with Austin Energy and the local telecommunication providers to place the existing overhead power lines underground;

PROJECT DESIGN ELEMENTS

Mixed-Use

1. Represents a true mixed-use design by incorporating 162 multifamily units, 3,200 square feet of live/work and 3,000 square feet of retail/office space;
2. Consistent with the Future Land Use Map (FLUM) approved with the Greater South River City Neighborhood Plan (see attached FLUM);

Architecture

1. Initiates a transition of projects incorporating commercial design standards along East Riverside;
2. Meets the Waterfront Overlay design requirements of Section 25-2-721(E) and 742(E):
 - ✓ 35-foot basewall setback requirement providing for a pedestrian scale from Riverside Drive;
 - ✓ Building articulation below the 45-foot basewall provides for pedestrian scale;
 - ✓ Provides for a distinctive building top of which includes architectural towers and stand seem metal roof, above the 45-foot basewall (see attached Riverside elevation);
 - ✓ No exterior mirrored or glare producing glass;
 - ✓ Building façade does not extend horizontally in an unbroken line for more than 160-feet;
 - ✓ Building materials to include a mix of limestone and stucco;
3. Height is limited to 60-feet per CS zoning requirements;

Green Building

1. Participating in Austin Energy's Commercial Green Building Program (see attached letter of intent);
2. Incorporating a light reflective roof-top garden with plants and a water feature that is visible from East Riverside Drive (see attached rooftop garden rendering);

Signage

1. Incorporating signage which is in compliance with the Scenic Roadway standards for Riverside Drive;



MEMORANDUM

TO: Parks and Recreation Board

FROM: Phillip A. Jaeger
Utility Development Services
Austin Water Utility

DATE: February 22, 2006

SUBJECT: Parkland Use Agreement
Onion Creek Parkland
Austin Water Utility

The Austin Water Utility will become the owner and operator of a proposed gravity wastewater being designed by the consulting firm Hanrahan Pritchard Engineering, Inc., in conjunction with the proposed development of the Goodnight Ranch. The construction of the gravity interceptor will collect flows from the Goodnight Ranch and areas upstream of the Ranch. The proposed interceptor must traverse the Onion Creek Parkland to reach the existing 54-inch Onion Creek Interceptor.

Hanrahan Pritchard Engineering, Inc., has looked at alternatives that include the construction of two regional wastewater lift stations located immediately south of the Onion Creek Park. The consulting firm and developer have worked with the Parks Department and has agreed to: 1) construct a crushed granite trail along the length of the proposed wastewater improvements; 2) provide water and wastewater service connections to allow future development of the Park; and 3) provide a cable fence along the Park frontage adjacent to the Goodnight Ranch property to help control unauthorized access and dumping.

In addition, the Water Utility will become owner and operator of a proposed water line being designed in conjunction with the proposed development of Goodnight Ranch. The water line is proposed to be located along the southeast boundary of the park, adjacent to Thaxton Road and Nuckols Crossing Road. Alternatives include location of the line on the opposite side of the road from the park, but no service would then be available to the park without a road crossing at PARD's expense in the future.

The Austin Water Utility is requesting that the Parks and Recreation Board recommend to the City Council a Parkland Use Agreement for the construction of this project.



City of Austin

Austin's Community-Owned Electric Utility

www.austinenenergy.com

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

February 23, 2006

Parks and Recreation Department
City of Austin
Austin, TX

Dear Sirs:

Austin Energy (AE) is requesting that the City of Austin, Parks and Recreation Department (PARD) grant an electric easement to Austin Energy at the following location:

Being a 10 ft easement along and parallel to the East property line of a 40.52 acre tract, Peter Conrad Survey No. 112 and the Memucan Hunt Survey No. 105, Travis County, Texas and also being known as Yett Park.

The easement is requested as part of a larger project to upgrade the distribution feeder from Duval Rd. up to the end of Dorsett, across the Union Pacific Railroad tracts to the east and then North to Parmer Lane. This work will provide the necessary service for the area. This work is required due to a new residential subdivision that is being developed across the railroad tracts from Yett Park. AE's capacity is not sufficient at this time to meet the increase load due to the development.

The following are key facts concerning Yett Park and the requested easement.

1. The park was obtained June 7, 1989
2. Total area is 40.52 acres
3. The tract has residential development on the south side, commercial development on the west and north sides and has a railroad tract on the east side
4. Access to the park is from the west side
5. The tract is not improved
6. The easement will be 10 ft in width
7. Access to the new distribution line will be from either end of the easement and/or the railroad right-of-way for construction and maintenance.
8. AE will survey the easement area and provide a metes and bounds description for filing

We are providing three Exhibits for your consideration:

1. Aerial photo of the park area
2. Design print of the proposed facilities

Please call me at 322-6442 if you have any questions or require additional information on the project.

Sincerely,

A handwritten signature in cursive script that reads "Sonny Poole". The signature is fluid and stylized, with the first name "Sonny" and last name "Poole" clearly distinguishable.

Sonny Poole
Public Involvement/Real Estate
Austin Energy
721 Barton Springs Road
Austin, TX 78704

Attachments